

0756923

1986 OCT 20 AM 9:30

PAGE 402

EN PT AB

AGREEMENT

CAROL DEAN PAGE
DAVIS COUNTY RECORDERDEPUTY *[Signature]* FEE *6.00*

NW-27-5N-20W

This agreement entered into this 27th day of August, 1986, by and between BRICE B. AND COLLEEN E. ARCHER, of Clinton, County of Davis, State of Utah, hereinafter referred to as applicant, and the City of Clinton, a municipal corporation of the State of Utah, hereinafter referred to as the city.

Recitals

a. Applicant has applied for a building permit permitting him to construct a dwelling upon land located at 2118 North 2000 West, more particularly described in Clause 2 hereof.

b. Section 2-13.2 of the Clinton City Zoning Ordinance requires that except in a multiple family zone, no more than one dwelling structure shall occupy any one (1) lot.

c. Applicant presently resides in a dwelling located at 2118 North 2000 West and is prohibited from occupying two dwellings upon the same lot.

d. It is the purpose of this agreement to permit the applicant to delay the demolition of their existing dwelling until such time as the new dwelling is ready for occupancy.

NOW THEREFORE, in consideration of the premises herein set forth, the parties agree as follows:

1. Postponement of Demolition of Existing Structure. It is agreed that the applicant may postpone compliance with the requirements of the Clinton City Zoning Ordinance with reference to more than one dwelling upon a lot until such time that the new dwelling is to be occupied. At such time of occupancy, the now-existing dwelling must be demolished.

2. Legal Description of Property. This agreement shall be applicable to the following property situated within Clinton City, Davis County, Utah.

Beginning 16.65 rods North of the Southwest corner of the Northwest $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 27, Township 5 North Range 2 West Salt Lake Meridian; Thence North 8 rods; Thence East 20 rods; Thence South 8 rods; Thence West 20 rods to the point of beginning.

14-001-0012

3. Agreement to Demolish. Upon receipt of notice that the City Building Inspector has determined that the new dwelling is in condition for occupancy, the applicant has 30 days to demolish the now-existing dwelling. At no time shall both dwellings be concurrently occupied by the applicants or any other individual or individuals.

4. Water and Sewer Connections. Water and sewer connections for the new dwelling shall be made to the existing water and sewer lines servicing the existing dwelling. Separate water and sewer connections for each dwelling shall be prohibited under the terms of this agreement.

5. Expiration of Building Permit. Should the building permit for the new dwelling expire before completion and the applicant make no substantive effort to renew such permit within a one-year period after expiration, the City at its discretion may require the uncompleted structure to be demolished.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed in duplicate this 27th day of August, 1986.

Colleen E Archer

Bruce B Archer

APPLICANT

CLINTON CITY CORPORATION

By: [Signature]

ATTEST:

James E. Smith
City Recorder

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 27th day of August, 1986, personally appeared before me Colleen E. and Bruce B. Archer the signer of the within instrument, who duly acknowledged to me that he executed the same.

Jeanette P. Wood
Notary Public
Residing in: Clinton, Utah

